

**SNAPSHOT of HOME Program Performance--As of 06/30/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Oceanside

State: CA

PJ's Total HOME Allocation Received: \$12,666,772

PJ's Size Grouping\*: C

PJ Since (FY): 1992

| Category   | PJ       | State Average | State Rank    | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|---------------|---------------|------------------------------|---------|---------|
|  |          |               |               |               | Group                        | C       | Overall |
| Program Progress:  |          |               | PJs in State: | 92            |                              |         |         |
| % of Funds Committed   | 89.96 %  | 93.35 %       | 65            | 93.41 %       | 24                           | 23      |         |
| % of Funds Disbursed   | 80.50 %  | 85.12 %       | 56            | 84.68 %       | 27                           | 25      |         |
| Leveraging Ratio for Rental Activities                           | 5.93     | 5.84          | 1             | 4.72          | 100                          | 100     |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 99.22 %  | 72.98 %       | 19            | 80.76 %       | 46                           | 58      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 72.50 %  | 61.88 %       | 33            | 68.18 %       | 45                           | 48      |         |
| Low-Income Benefit:  |          |               |               |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 85.53 %  | 77.72 %       | 36            | 80.32 %       | 49                           | 55      |         |
| % of 0-30% AMI Renters to All Renters***                         | 35.53 %  | 39.58 %       | 52            | 45.16 %       | 33                           | 31      |         |
| Lease-Up:  |          |               |               |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 98.68 %  | 92.53 %       | 33            | 95.04 %       | 47                           | 48      |         |
| Overall Ranking:   |          |               | In State:     | 20 / 92       | Nationally:                  | 61 62   |         |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |               |               |                              |         |         |
| Rental Unit  | \$78,540 | \$33,130      |               | \$26,037      | 76 Units                     | 39.60 % |         |
| Homebuyer Unit   | \$37,428 | \$20,348      |               | \$14,755      | 116 Units                    | 60.40 % |         |
| Homeowner-Rehab Unit   | \$0      | \$27,021      |               | \$20,487      | 0 Units                      | 0.00 %  |         |
| TBRA Unit  | \$0      | \$2,819       |               | \$3,225       | 0 Units                      | 0.00 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Oceanside CA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|             | Rental    | Homebuyer | Homeowner |
|-------------|-----------|-----------|-----------|
| PJ:         | \$94,482  | \$113,654 | \$0       |
| State:*     | \$131,762 | \$111,680 | \$27,980  |
| National:** | \$92,323  | \$73,745  | \$23,292  |

CHDO Operating Expenses:  
(% of allocation)

PJ: 0.0 %  
National Avg: 1.1 %

R.S. Means Cost Index: 1.04

|  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%  | TBRA<br>%   |
|--|--|--|---|---|
| <b>RACE:</b>                             |  |  |   |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">30.7</span> | <span style="border: 1px solid black; padding: 2px;">34.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">14.7</span> | <span style="border: 1px solid black; padding: 2px;">11.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">1.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">2.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">4.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### ETHNICITY:

|          |  |  |   |   |
|----------|--|--|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">49.3</span> | <span style="border: 1px solid black; padding: 2px;">47.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
|----------|--|--|---|---|

### HOUSEHOLD SIZE:

|                    |  |  |   |   |
|--------------------|--|--|---|---|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">21.3</span> | <span style="border: 1px solid black; padding: 2px;">11.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">12.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">18.7</span> | <span style="border: 1px solid black; padding: 2px;">19.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">18.7</span> | <span style="border: 1px solid black; padding: 2px;">33.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">10.7</span> | <span style="border: 1px solid black; padding: 2px;">16.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">8.0</span>  | <span style="border: 1px solid black; padding: 2px;">6.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">2.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### HOUSEHOLD TYPE:

|                        |  |  |   |   |
|------------------------|--|--|---|---|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">12.0</span> | <span style="border: 1px solid black; padding: 2px;">12.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">9.3</span>  | <span style="border: 1px solid black; padding: 2px;">3.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">46.7</span> | <span style="border: 1px solid black; padding: 2px;">30.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">25.3</span> | <span style="border: 1px solid black; padding: 2px;">53.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">6.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">9.5</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">10.7</span> |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">21.3</span> |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">68.0</span> |  |

# of Section 504 Compliant Units / Completed Units Since 2001 6

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Oceanside State: CA Group Rank: 61  
(Percentile)  
State Rank: 20 / 92 PJs Overall Rank: 62  
(Percentile)  
Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37%   | <b>99.22</b> |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 49.28%   | <b>72.5</b>  |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>85.53</b> |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.81%   | <b>98.68</b> |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.070    | <b>2.84</b>  |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

